



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Ralph E. Johnson
DOCKET NO.: 07-28130.001-R-1
PARCEL NO.: 14-32-206-019-0000

The parties of record before the Property Tax Appeal Board are Ralph E. Johnson, the appellant, by attorney Edward Larkin, of Larkin & Larkin in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 20,708
IMPR.: \$ 63,884
TOTAL: \$ 84,592

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 3,100 square foot parcel of land improved with a 123 year old, two-story, masonry, single-family dwelling that contains 1,782 square feet of living area, two and two-half baths, two fireplaces, a two car garage, and a full unfinished basement. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

In support of this argument, the appellant, via counsel, submitted data and descriptions on a total of three properties suggested as comparable and located in the subject's neighborhood. The properties are described as two story, masonry, or frame and masonry, single family dwellings. Features include: two baths; a full basement for two properties, and a two car garage for one property. The properties range: in age from 114 to 128 years; in size from 2,160 to 2,200 square feet of building area; and in improvement assessment from \$23.67 to \$31.39 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's improvement assessment of \$63,884

or \$35.85 per square foot of living area was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information regarding four properties suggested as comparable. Three of the comparables are located within one-quarter mile from the subject property. The properties are described as two-story, masonry, single-family dwellings. Features include two to two and one-half baths, a full finished or unfinished basement, one to two fireplaces, and a one to two and one-half car garage. These properties are 188 years old and range in size from 1,871 to 1,924 square feet of living area. Their improvement assessments range from \$36.96 to \$41.23 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant submitted a letter that indicated the board of review's comparables are located at least one-quarter mile from the subject and that appellant's comparables are closer to the subject than the board of review's comparables.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

The appellant argued assessment inequity as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds the appellant has not demonstrated unequal treatment by clear and convincing evidence.

The parties presented a total of seven suggested comparable properties. The PTAB finds the board of review's comparables #1, #3, and #4 are the most similar to the subject in size, exterior construction, and amenities. The properties are described as two-story, masonry, single-family dwellings located within one-quarter mile from the subject property. These properties are 118 years old and range in size from 1,871 to 1,890 square feet of living area. Their improvement assessments range from \$36.96 to \$39.60 per square foot of living area. In comparison, the subject's improvement assessment of \$35.85 per square foot of living area is below the range of these comparables. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the improvement assessment is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Ronald R. Cuit

Chairman

Frank J. [unclear]

Member

Mark [unclear]

Member

[Signature]

Member

Member

DISSENTING:

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 31, 2013

Allen Castrovillari

Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.